

**FINAL EXPRESS TERMS
OF PROPOSED BUILDING STANDARDS
OF THE DIVISION OF THE STATE ARCHITECT - STRUCTURAL SAFETY**

**REGARDING THE 2001 CALIFORNIA BUILDING STANDARDS
ADMINISTRATIVE CODE,
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 1**

Chapter 4

LEGEND FOR EXPRESS TERMS

1. Existing California amendments or code language being modified: All such language appears in *italics*, modified language is underlined.
2. New California amendments: All such language appears underlined and in italics.
3. Repealed text: All such language appears in ~~strikeout~~.

EXPRESS TERMS:

4-309. Reconstruction or Alteration Projects in Excess of \$25,000 in Cost.

(a) **General.** Plans and specifications for any reconstruction or alteration project exceeding \$25,000 in cost shall be submitted to DSA for approval in accordance with Section 4-315, except as provided within this section. The cost of work classified as maintenance as defined in Section 4-314 shall not be considered for purposes of this section. When the estimated cost of a reconstruction or alteration project exceeds \$25,000 but does not exceed \$100,000, and a licensed structural engineer determines that the project does not include any work of a structural nature, approval of the project plans and specifications by DSA is not required, provided the following three items are completed:

1. The structural engineer shall submit a written statement to DSA, indicating that the project does not contain any work of a structural nature.
2. The design professional in general responsible charge of the project shall certify, in writing, that the plans and specifications for the project meet any applicable fire and life-safety standards, and do not specify any work of construction that is regulated by the accessibility standards of Title 24. This certification shall be submitted to DSA, and shall bear the stamp and signature of the design professional.
3. Within 10 days of the completion of the project, a DSA-certified project inspector shall sign and submit a verified report to DSA, indicating that the project was completed in conformance with the plans and specifications. (See Section 4-336 Verified Reports).

School construction projects shall not be subdivided for the purpose of evading the cost limitations of this section.

All new construction work which is part of a reconstruction or alteration project shall comply with currently effective regulations.

EXCEPTION: Fire damage repair may be accomplished utilizing the approved plans and specifications for the original construction work. All regulations and standards in effect at the time of approval shall be complied with except that the testing and inspection requirements of current regulations shall apply to the reconstruction work. Minor modifications to the

original approved plans may be made, subject to the approval of DSA, provided that they do not reduce the structural capacity of the building.

Minor structural modifications to the existing structural system not exceeding the limits defined in Section 4-309 (c) 2 A and B are permitted provided these modifications comply with the regulations in effect when the plans and specifications for the original construction were approved.

(b) Existing Non-complying Nonstructural Elements. Existing non-complying nonstructural elements discovered during the design or construction of a reconstruction, alteration or addition to an existing complying school building and directly affected by the work of construction shall be corrected to comply with the bracing and anchorage requirements of currently effective regulations.

(c) Required Structural Rehabilitation. Existing school buildings for which a reconstruction, alteration or addition project is proposed shall be retrofitted as required to conform to currently effective regulations, under the following conditions:

1. When the cost of the reconstruction, alteration, or addition project exceeds \$25,000 and 50 percent of the replacement value of the existing building. Maintenance work and air-conditioning equipment and insulation materials costs need not be included in the percentage of replacement value calculation. For purposes of this section, the cost of the reconstruction, alteration, or addition project shall not include the cost of structural rehabilitation.

2. When the cost of the reconstruction, alterations, or addition project exceeds \$25,000 but does not exceed 50 percent of the replacement value of the existing building and the proposed modifications, either:

- A. Increase the existing lateral force story shear in any story by more than 5 percent, or
- B. Reduce the lateral-force-resisting capacity in any story or in the total building by no less than 5 percent.

EXCEPTION: Rehabilitation of the building is not required under Section 4-309 (c) 2 (A) when the lateral story shear design load requirements under which the building was originally certified is greater than the lateral seismic load for the altered building under currently effective regulations.

(d) Other Requirements. Individual lines of lateral force-resisting elements which are to be altered or which are to be affected by other modifications shall be analyzed to determine the effects of increased loading and/or reduced capacity. The analysis shall show that the affected portion of the structure complies with Section 4-309 (a) or (c) as appropriate.

(e) When structural damage due to an earthquake is repaired, all portions of the structure associated to this damage shall be retrofitted to comply with currently effective regulations.

Authority: Education Code Sections 17310 and 81142.

Reference: Education Code Sections 17280, 17294, 81130, 81132 and 81133.